

60'x100' LOT					
(West of Saddleback Ranch Road)					
(LOTS 3, 4, 6, 7, 13-47, 52 & 53-80)					
Lot No.	S.F.	Lot No.	S.F.	Lot No.	S.F.
3	7,555	29	7,386	63	8,188
4	6,840	30	7,245	64	8,753
6	6,589	31	7,809	65	7,205
7	7,644	32	8,116	66	6,601
13	6,740	33	10,102	67	6,450
14	6,240	34	7,516	68	7,373
15	6,900	35	6,913	69	7,200
16	7,324	36	6,001	70	7,041
17	7,187	37	6,744	71	8,153
18	7,344	38	6,867	72	7,781
20	7,616	39	8,850	73	6,281
21	11,021	40	8,505	74	6,566
22	11,021	41	7,605	75	6,977
28	8,718	42	6,096	76	8,181
29	8,912	43	6,283	77	8,425
30	8,920	44	6,595	78	8,901
35	8,129	45	6,799	79	8,955
36	7,187	46	6,542	80	5,139
37	6,666	47	8,165		
38	6,159	52	6,468		

60"x100' LOT

(East of Saddleback Ranch Road)
(LOTS 86-123, 151-166, 185-249 & 285-299)

Lot	S.F.	Lot No.s	S.F.	Lot	S.F.
86	6,471	151	6,685	221	6,534
87	6,891	152	7,249	222	6,936
88	6,891	153	7,249	223	6,936
89	6,891	161	7,000	234	6,652
90	6,463	162	6,271	235	6,644
91	6,463	163	6,271	236	6,644
92	6,294	164	6,885	237	6,129
93	6,294	165	6,885	238	6,129
94	6,463	166	6,489	239	7,165
95	6,463	185	6,206	241	7,165
96	6,406	186	6,378	242	7,867
97	6,406	187	6,378	243	7,728
98	6,406	188	6,378	244	7,728
99	7,050	189	6,525	245	7,238
100	8,137	291	6,247	246	6,521
101	8,137	312	6,987	247	6,521
102	8,137	313	6,987	248	6,521
103	7,007	323	7,238	249	7,471
104	7,007	324	7,238	291	7,735
105	7,115	325	6,863	289	7,981

55'x100' LOT

(East of Saddleback Ranch Road)

(LOTS 82-85, 124-150 & 167-184,
250-284 & 300-304)

LOT	S.F.	LOT	S.F.
82	6,935	181	6,062
83	6,384	182	6,031
84	6,731	183	6,029
85	6,606	184	6,124
124	8,428	250	8,428
125	8,566	251	8,566
126	8,655	252	8,655
127	7,088	253	6,062
128	8,389	254	8,389
129	8,428	255	8,428
130	7,855	256	6,064
131	8,428	257	8,428
132	7,009	258	6,051
133	6,755	259	6,050
134	6,520	260	6,128
135	6,652	261	6,591
136	6,744	262	6,591
137	6,152	263	6,591
138	6,490	264	6,490
139	6,050	265	6,050

PARK SUMMARY

No.	S.F.	Acres
305	22,985	0.53
306	23,180	0.53
Total	46,165	1.06

OPEN SPACE SUMMARY

Lot No.	S.F.	Acres
A	200,479	4.60
B	162,200	3.72
C	64,922	1.49
D	185,346	4.25
E	129,383	2.97
F	127,054	2.92
G	19,228	0.44

PRIVATE STREET SUMMARY

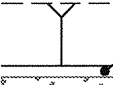
Lot No.	S.F.	Acres
L	67,664	1.56
M	89,855	2.06
N	110,062	2.53
O	110,837	2.54
P	202,029	4.61
Q	57,081	1.29
R	10,853	0.25
Total	648,391	14.88


*EMERGENCY ACCESS


PRIVATE DRIVE SUMMARY


Lot No.	S.F.	Acres
L	1,554	0.04
Total	1,554	0.04


LEGEND



 6' WIDE
 RETAINING WALL/
 RETAINING WALL HEIGHT
 TOP OF SLOPE
 V-DITCH
 MSE WALL


 WATER QUALITY & HYDROMOD
 MAINTAINED BY H.O.A.


 DETENTION BASIN MAINTAIN
 BY CITY OF LAKE FOREST


 HYDROMOD
 MAINTAINED BY H.O.A.


 6' TREAD WITHIN 10' TRAIL
 OWNED AND MAINTAINED BY


 LANDSCAPE ISLANDS
 MAINTAINED BY H.O.A.

SLOPE DESIGNATIONS

- (A) MAINTAINED BY PUBLIC AGENCY
- (B) MAINTAINED BY HOME OWNERS ASSOCIATION
- (C) MAINTAINED BY PRIVATE OWNERS

55'x100' LOT
(West of Saddleback Ranch Road)
(LOTS 1, 2, 5, 8, 9, 12, 48-51,
53-62 & 81)

Lot No.	S.F.	Lot No.	S.F.
1	6,415	53	5,973
2	6,560	54	5,855
5	8,842	55	5,571
8	8,833	56	6,000
9	6,590	57	6,263
10	6,538	58	5,929
11	6,150	59	5,266
12	5,974	60	6,194
48	9,652	61	6,082
49	6,526	62	6,059
50	6,633	81	7,083
53	6,477		

Total Number of Acres = 23

TOTAL GROSS 157,288 S.F.
3.8 Acres

AVERAGE GROSS 3,639 S.F.

113	7,623	203	6,670	249	9,269
114	7,000	204	7,376	249	10,230
115	0,081	205	9,520	285	12,128
116	2,444	206	8,000	285	10,729
117	8,317	207	8,555	287	12,153
118	7,196	208	8,678	288	12,234
119	6,430	209	10,481	189	7,276
120	6,954	210	8,703	290	7,942
121	6,434	211	8,894	291	6,692
122	6,817	212	7,813	192	6,000
123	6,263	213	7,185	193	6,108
124	10,182	214	8,000	294	6,016
125	7,391	215	7,274	295	6,016
126	5,988	216	8,178	296	6,126
127	5,949	217	3,893	297	6,868
128	5,774	218	5,120	298	6,164
129	5,731	219	5,579	299	6,258
130	5,578	220	0,139		
Total of Lots = 134					
					987,787.53
					22.7 Acres
AVERAGE GROSS					7,372.53

147	6,300	273	6,432
148	6,418	274	6,050
249	6,015	275	6,050
150	6,664	276	6,050
367	6,153	277	6,050
268	6,677	278	6,050
169	6,462	279	7,771
120	6,526	280	7,143
171	6,498	281	6,366
172	6,999	282	5,676
173	6,068	283	5,508
174	6,058	284	9,402
175	6,054	285	3,230
176	6,263	301	6,046
177	6,066	302	6,180
178	6,067	303	6,659
179	6,062	304	7,035
180	6,062		

Number of Lots = 89

TOTAL GROSS	581,134 S.F.
	13 Acres
AVERAGE GROSS	6,530 S.F.

Lot No.	S.F.	Acres
307	22,835	0.52
308	22,620	0.52
Total	45,454	1.04

OF LAKE FOREST
MAINTAINED AND OWNED
BY HOA
FIRE HYDRANT

TRACT NO. 13524

LOT 6

LOT 7

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

586

587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

602

603

604

605

606

607

608

609

610

611

612

613

614

615

616

617

618

619

620

621

622

623

624

625

626

627

628

629

630

631

632

633

634

635

636

637

638

639

640

641

642

643

644

645

646

647

648

649

650

651

652

653

654

655

656

657

658

659

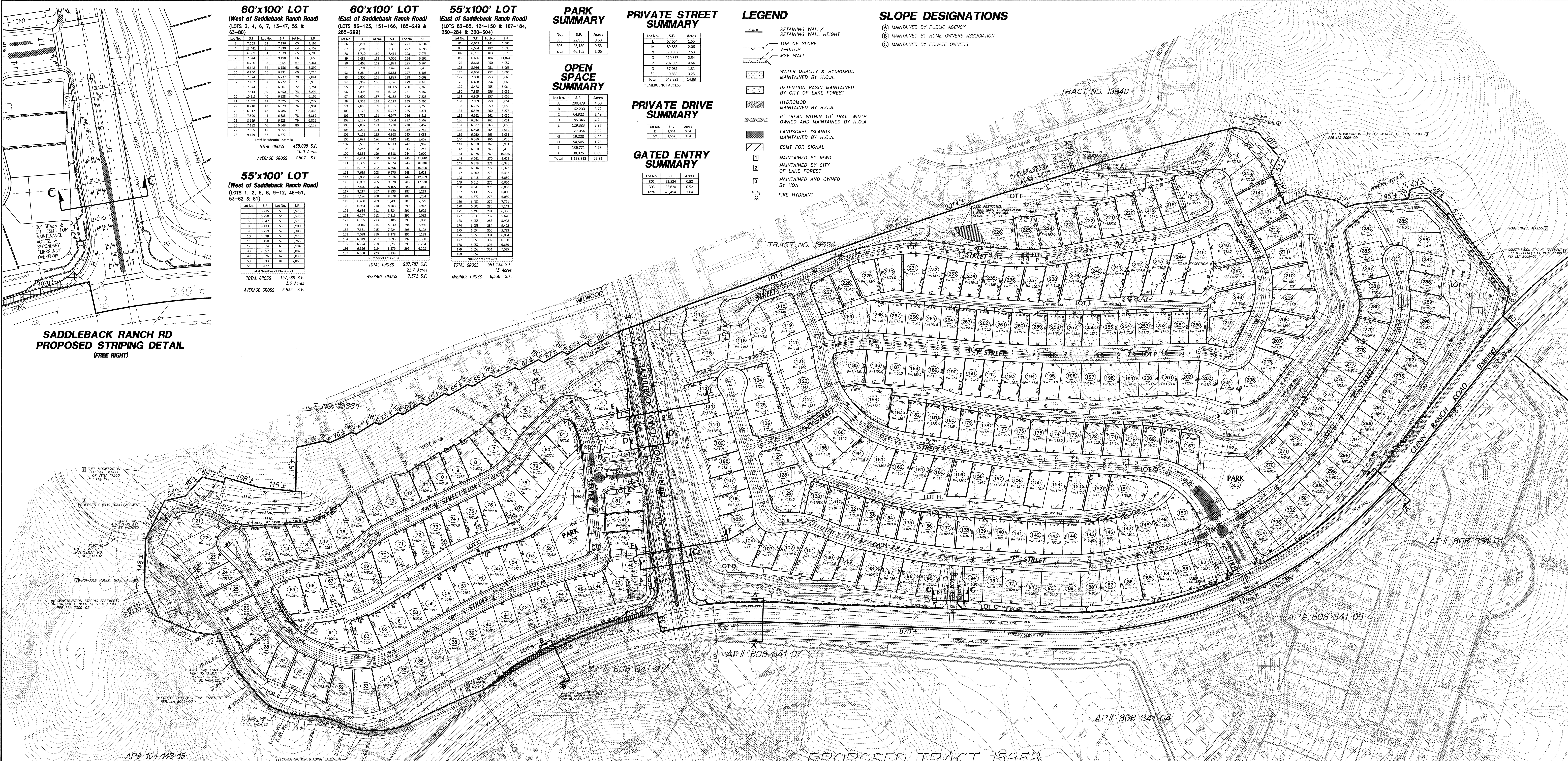
660

661

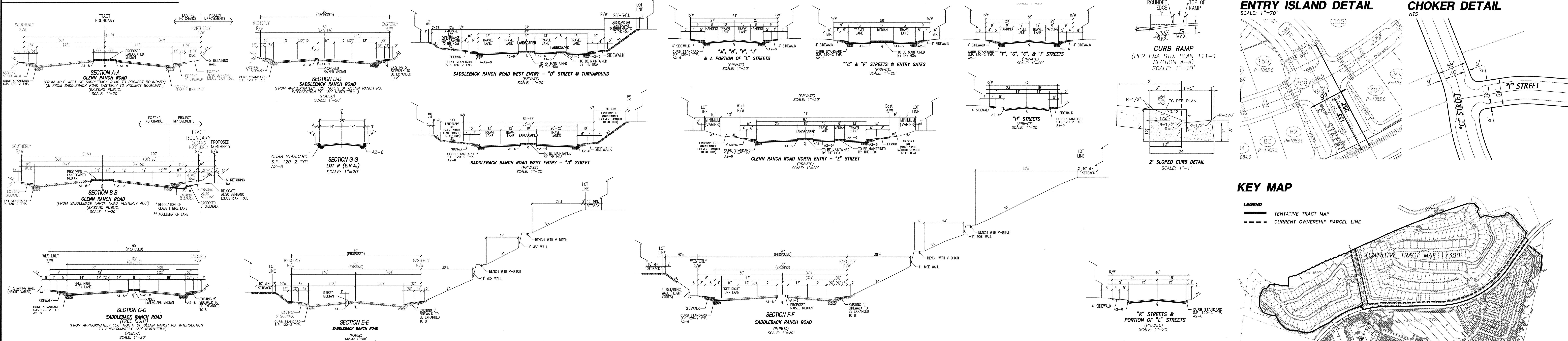
662

663

664</



TYPICAL STREET SECTIONS



NOTES

1. EXISTING LAND USE: VACANT
2. PROPOSED LAND USE: LANDSCAPE PARK
3. EXISTING ZONING: CITY OF LAKE FOREST - PORTOLA HILLS PLANNED COMMUNITY, SINGLE-FAMILY RESIDENTIAL
4. PROPOSED ZONING: CITY OF LAKE FOREST - PORTOLA HILLS PLANNED COMMUNITY, SINGLE-FAMILY RESIDENTIAL
5. WATER SERVICE PROVIDED BY: IRVINE RANCH WATER DISTRICT.
6. SEWER SERVICE PROVIDED BY: IRVINE RANCH WATER DISTRICT.
7. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA Edison COMPANY.
8. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY.
9. TELEPHONE SERVICE PROVIDED BY: AT&T.
10. FLOOD PROTECTION PROVIDED BY: FLOOD CONTROL DISTRICT.
11. SOLID WASTE MANAGEMENT IS UNDER JURISDICTION OF: COUNTY ENVIRONMENTAL MANAGEMENT AGENCY WASTE MANAGEMENT DEPARTMENT.
12. FIRE PROTECTION IS PROVIDED BY: CALIFORNIA FIRE UNIFIED SCHOOL DISTRICT.
13. NO BUILDINGS EXIST ON THIS SITE.
14. PROPOSED LOT: UNDERGROUND.
15. DRAINAGE FACILITIES TO BE DESIGNED IN ACCORDANCE WITH THE COUNTY OF ORANGE COUNTY SPECIFICATIONS FOR DRAINAGE AND EROSION CONTROL.
16. ALL GRADING, SLOPE TRENCH DRAINS AND DOWNS DRAINS SHALL CONFORM TO THE CALIFORNIA SPECIFICATIONS FOR DRAINAGE AND EROSION CONTROL.
17. ALL SLOPES SHALL BE 2:1 UNLESS OTHERWISE NOTED.
18. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AND SHALL BE SATISFIED BY A COMBINATION OF PARK LAND AND IMPROVEMENTS ON AND OFF SITE. THE SURPLUS PARK LAND SHALL BE ADJACENT TO THE PROJECT AND SHALL BE USED TO MEET THE REMAINING PARK LAND REQUIREMENT OF THIS TRACT.
19. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LANDSCAPE MANAGEMENT VEHICLES PER MUNICIPAL CODE, SECTION 12.12.020-PERMIT.
20. EAST - CUT = 1,437,940 CYS, FILL = 1,437,940 CYS, SELECT FILL: 440,000 CYS
21. WEST - CUT = 1,437,940 CYS, FILL = 1,437,940 CYS, SELECT FILL: 440,000 CYS

DEVIATION

1. RESIDENTIAL COLLECTOR: CENTER LINE RADIUS - A PORTION OF "G" STREET,
AT LOTS 169-167, FROM 550 TO 250 CENTER LINE RADIUS.
2. CUL DE SAC LENGTH: FROM 800' TO 1050' - "F" STREET

LOT SUMMARY

Lot No.	Land Use	Maintenance Responsibility	Acres
1-304	SINGLE FAMILY RESIDENTIAL	HOMEOWNER	49.5
305	PARK SITE	HOA	0.5
306	PARK SITE	HOA	0.6
307	GATED ENTRY	HOA	0.5
308	GATED ENTRY	HOA	0.5
J	OPEN SPACE	HOA	26.0
K	PRIVATE DRIVEWAY	HOA	0.04
L-Q	PARK STREETS	HOA	14.7
R	EMERGENCY ACCESS	HOA	0.2
	EXISTING GLENVIEW RANCH ROAD & SADDLEBACK RANCH ROAD	CITY	6.1

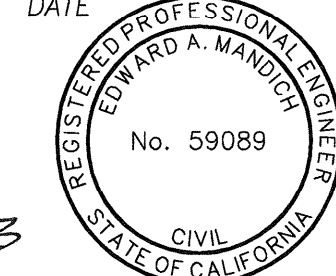
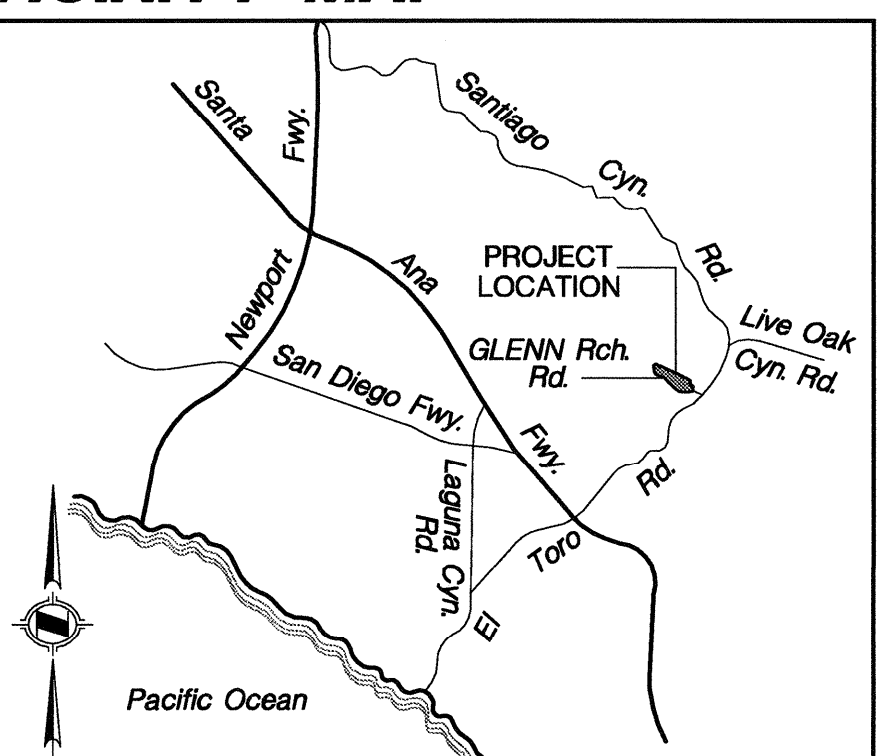
LEGAL DESCRIPTION

THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING ALL OF LOT 11, OF TRACT NO. 13849 AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 16 THROUGH 22, INCLUSIVE, AND PORTIONS OF SADDLEBACK RANCH ROAD AND GLENN RANCH ROAD, OF TRACT NO. 13524 AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 11 THROUGH 15, INCLUSIVE, BOTH OF WHICH ARE MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF ORANGE, CALIFORNIA, TOGETHER WITH A PORTION OF PARCEL 12 OF LOT LINE ADJUSTMENT NO. LA 2010-011, RECORDED SEPTEMBER 16, 2010, AS INSTRUMENT NO. 2010000460178, ALL OF PARCEL 12 OF LOT LINE ADJUSTMENT NO. LA 2009-02, RECORDED SEPTEMBER 16, 2010, AS INSTRUMENT NO. 2010000460178, AND ALL OF PARCEL 12 OF LOT LINE ADJUSTMENT NO. LA 2010-011, RECORDED SEPTEMBER 16, 2010, AS INSTRUMENT NO. 2010000460180, ALL OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

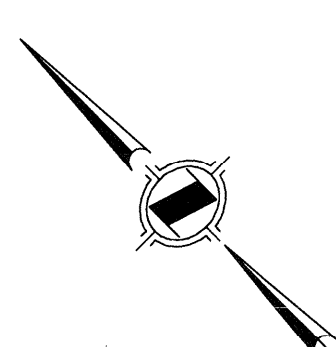
STATEMENT OF OWNERSHIP

WE, USA PORTOLA LLC, DO HEREBY STATE THAT WE ARE OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP, AND WE HAVE CONSENTED TO THE SUBMISSION OF SAID MAP.

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

**VICINITY MAP**

DATE	REVISION	BY

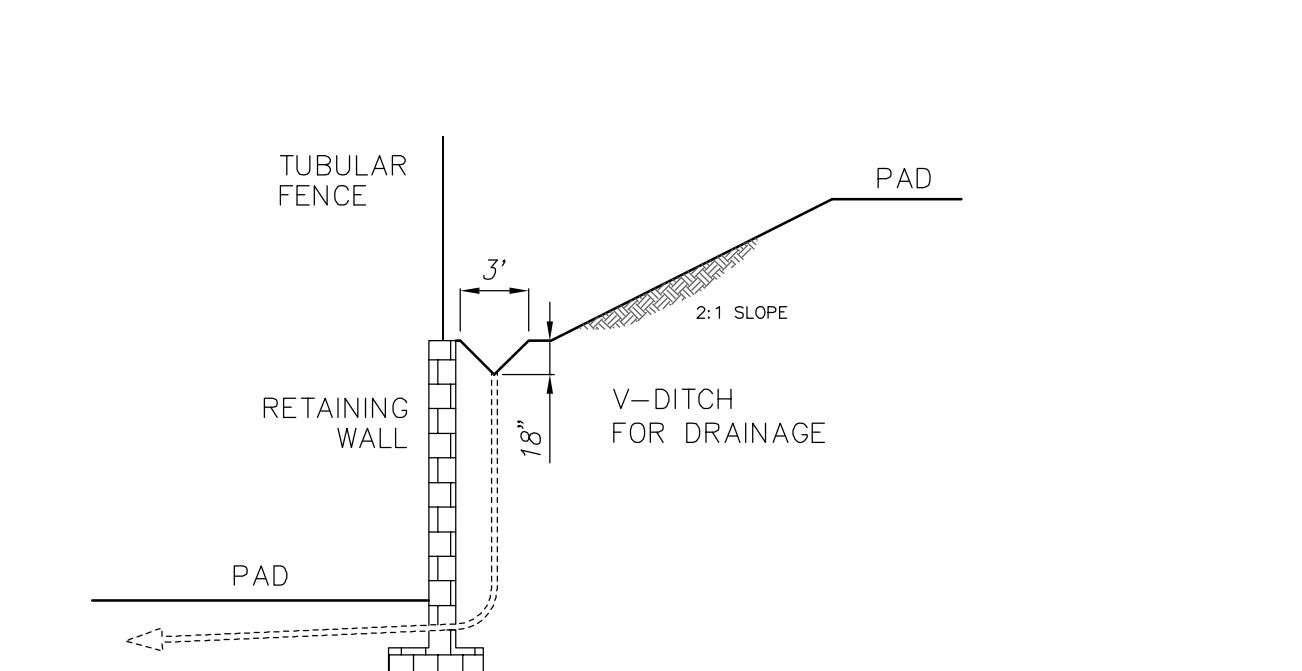
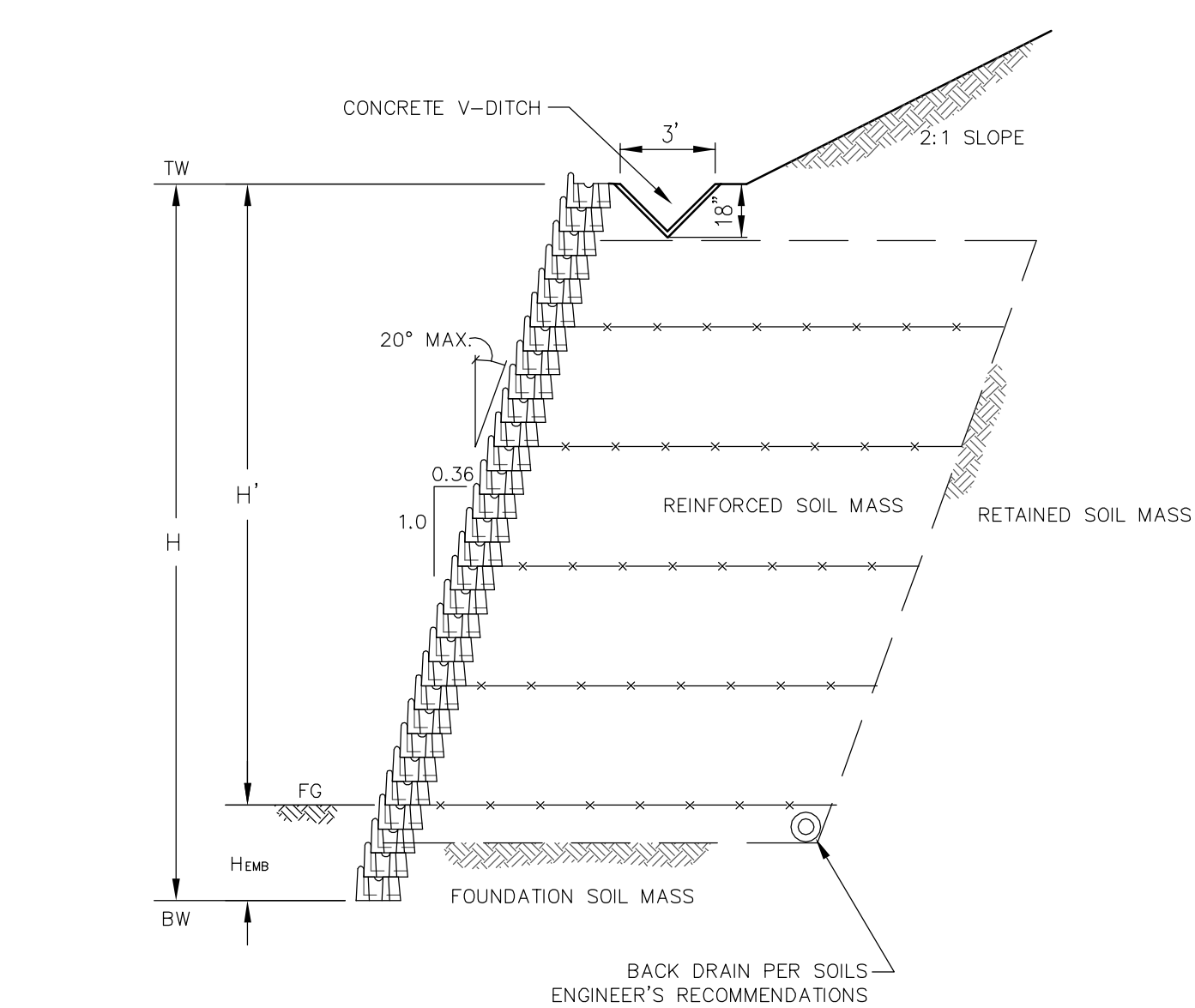
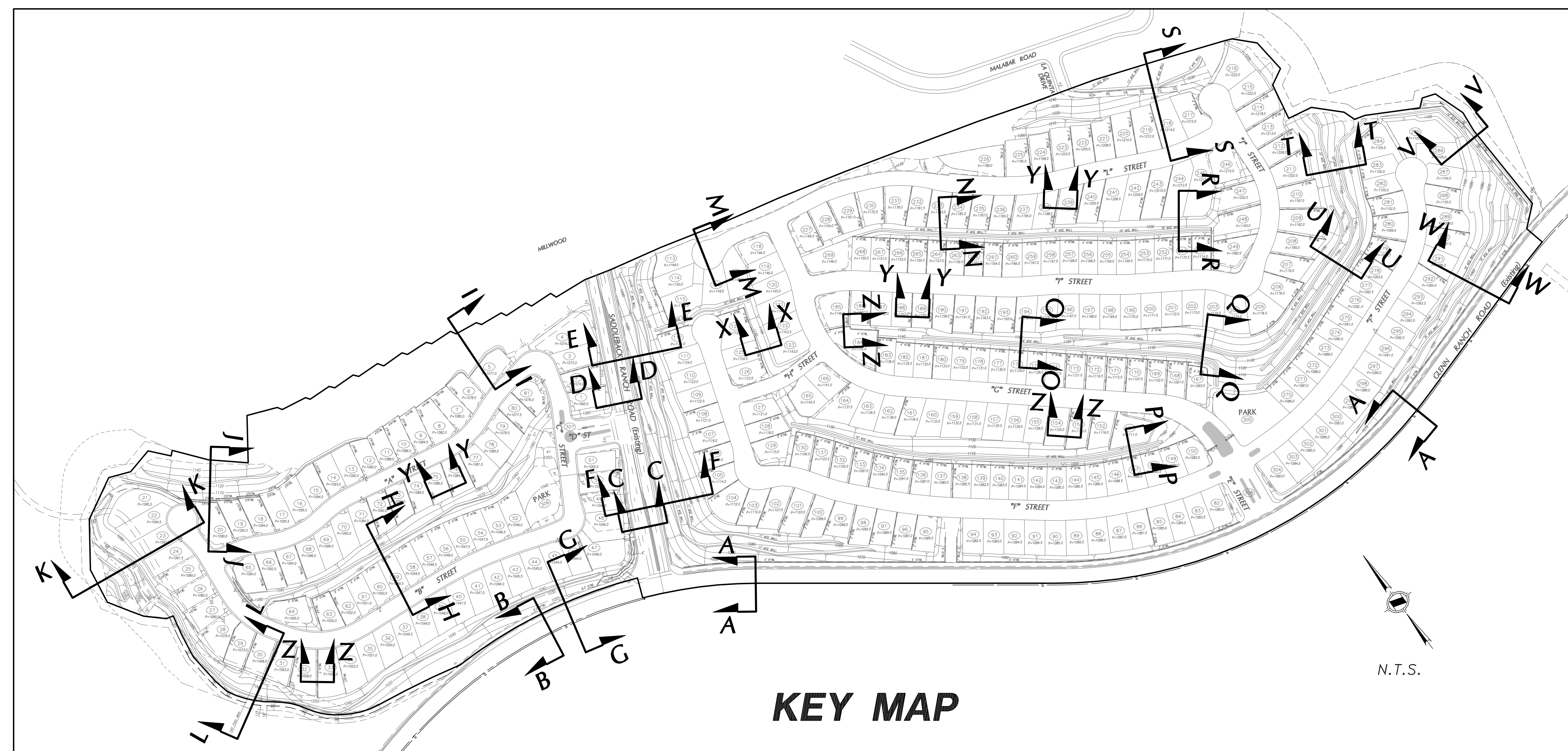
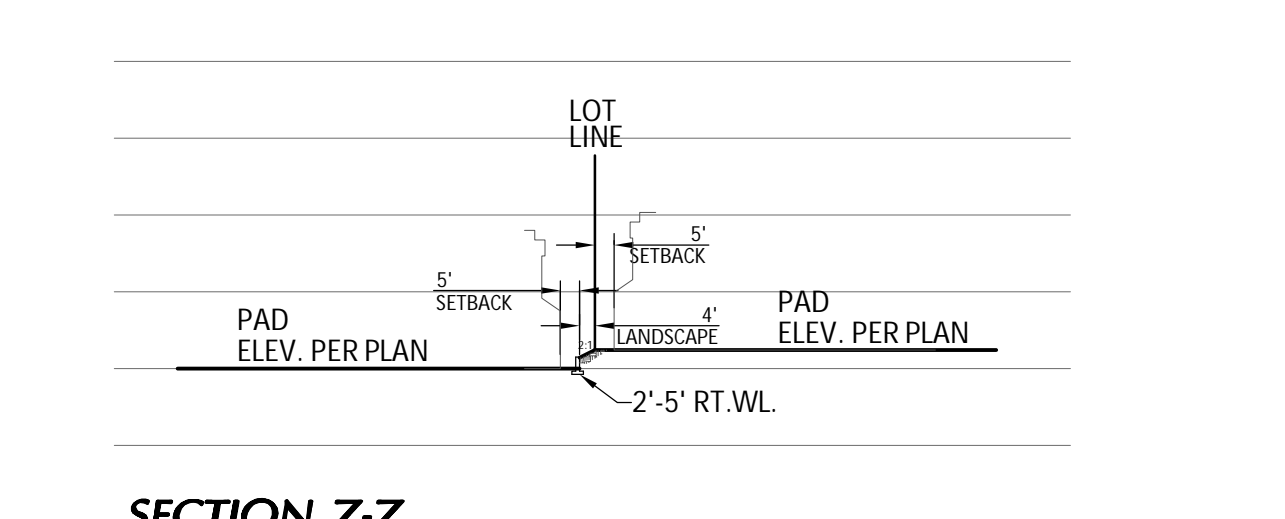
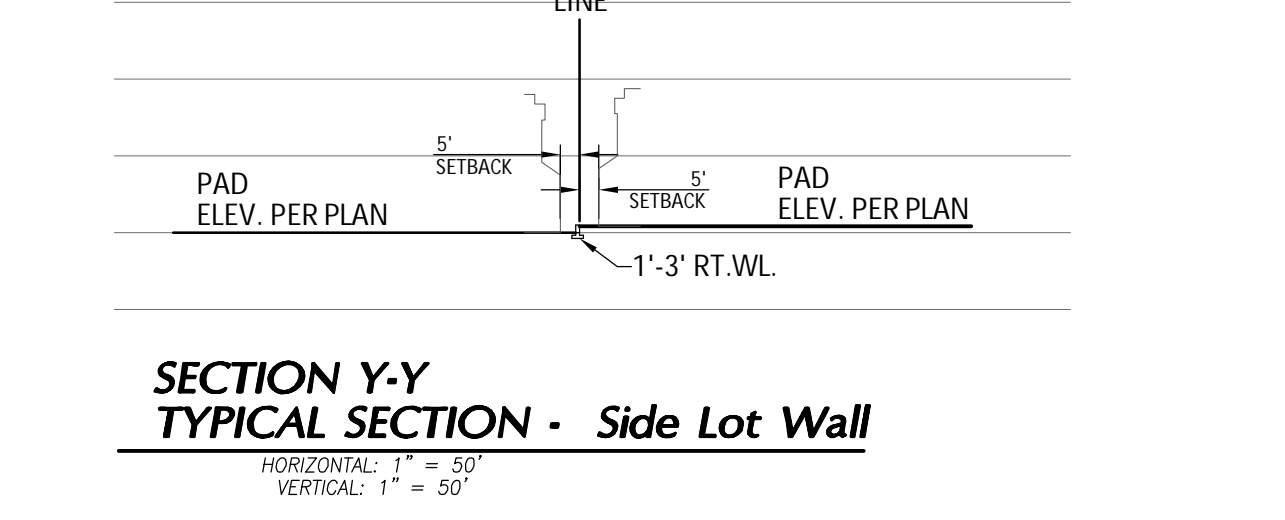
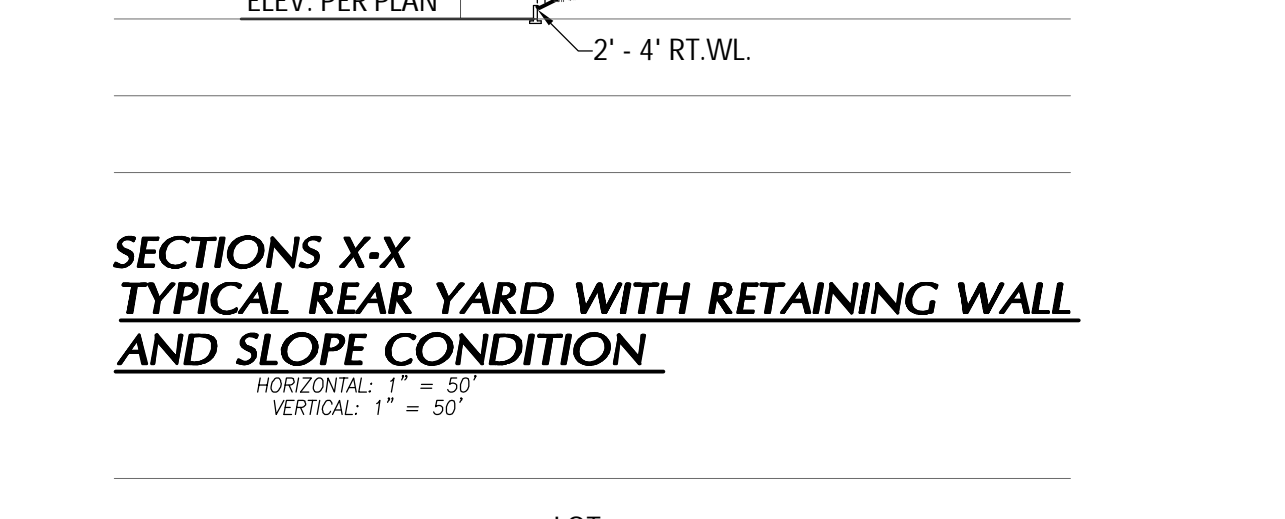
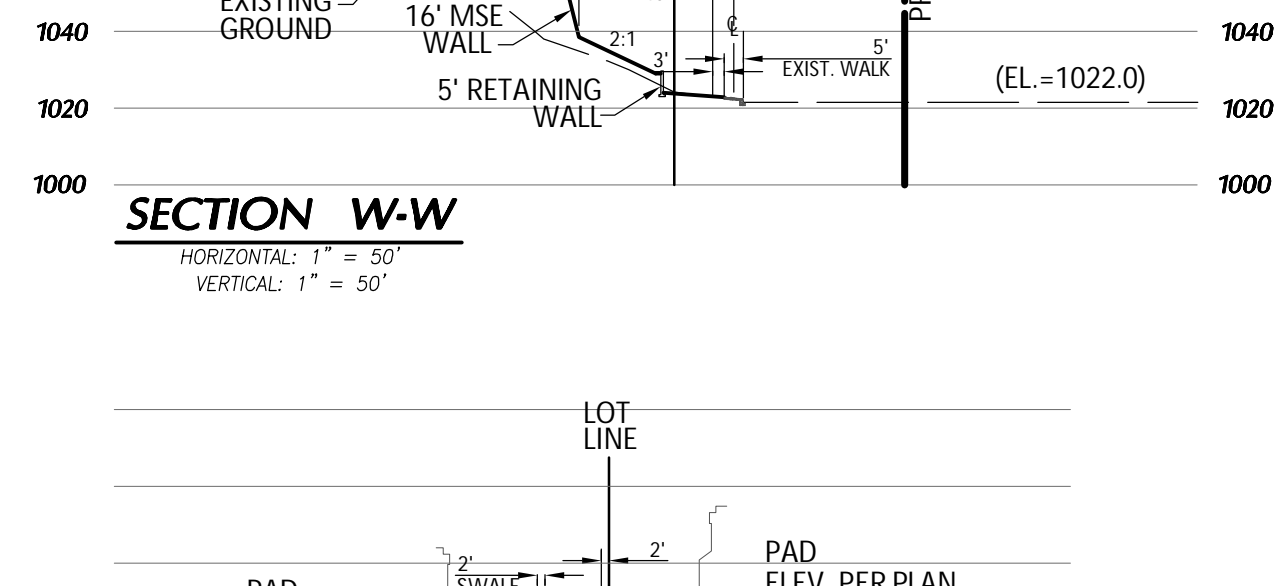
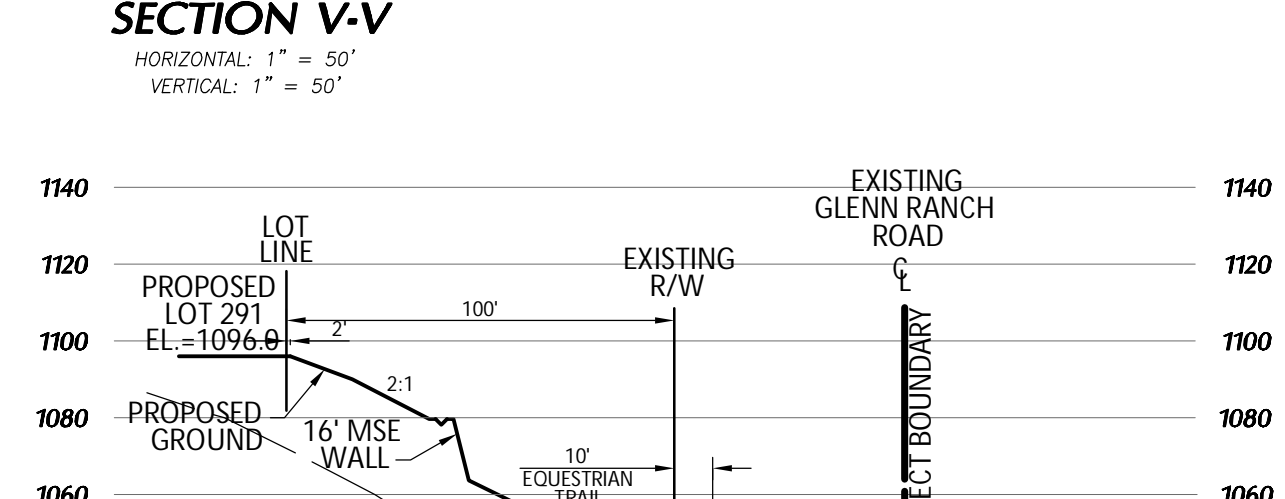
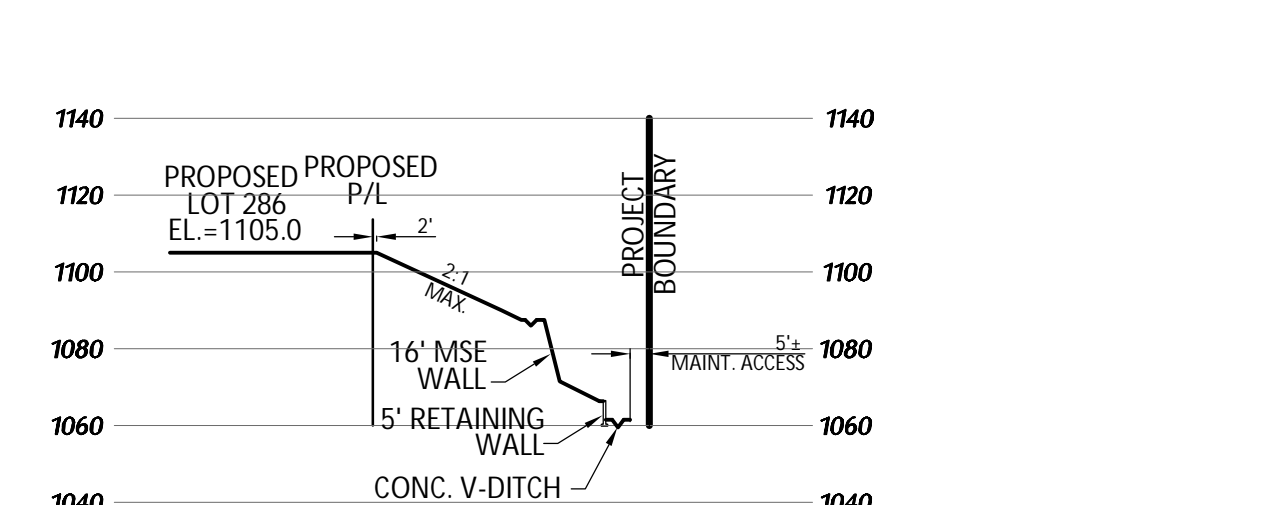
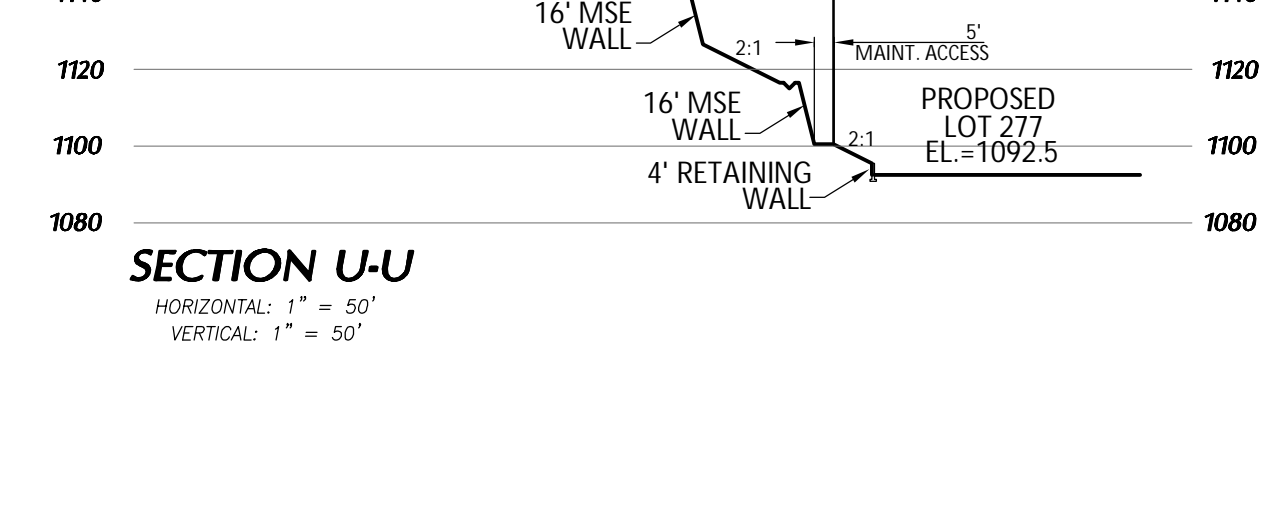
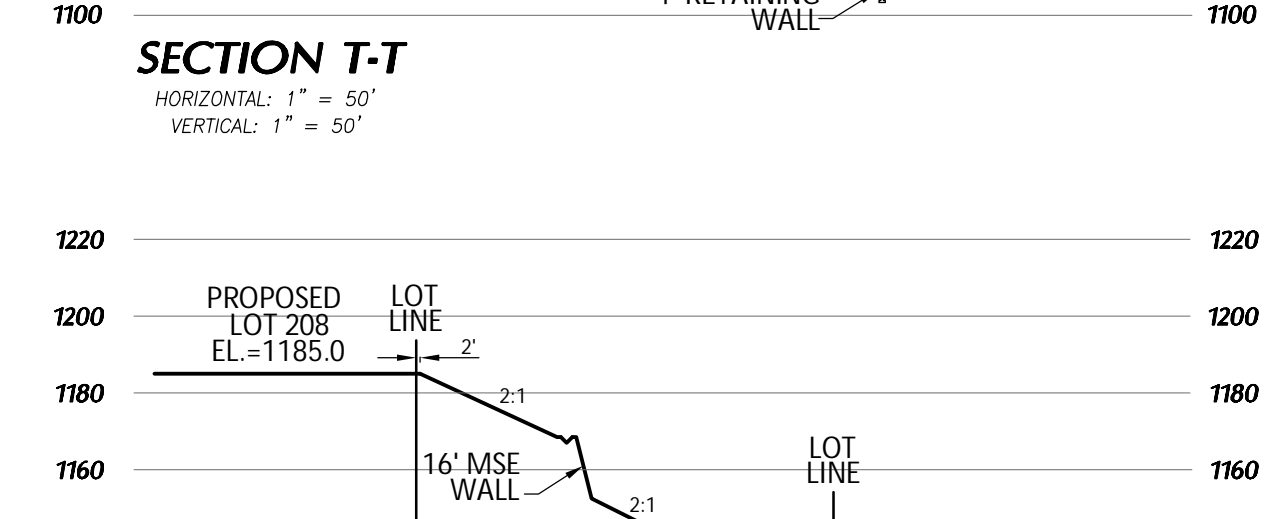
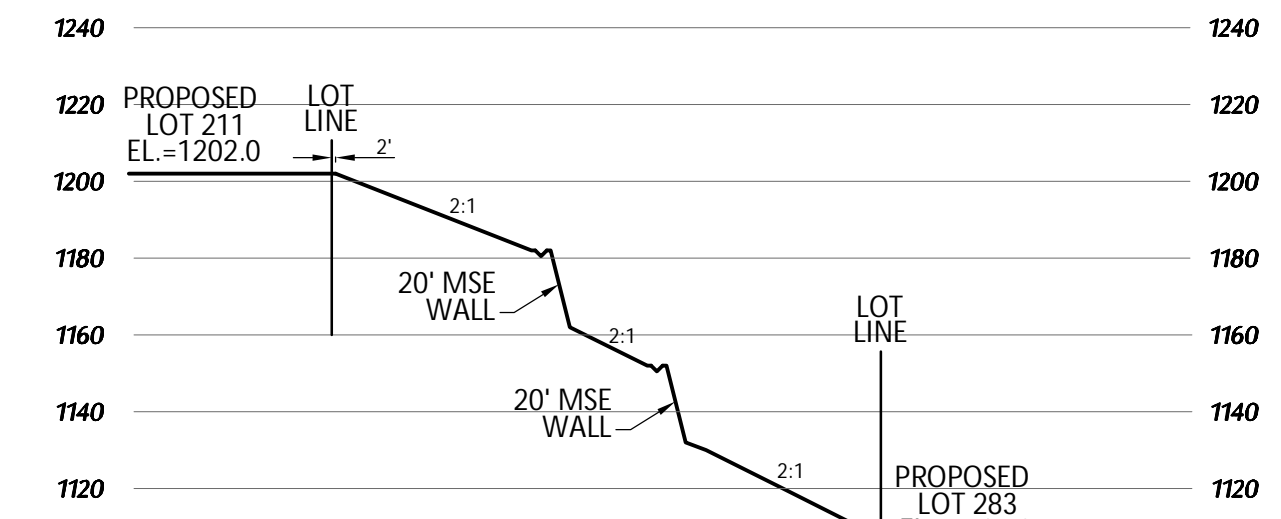
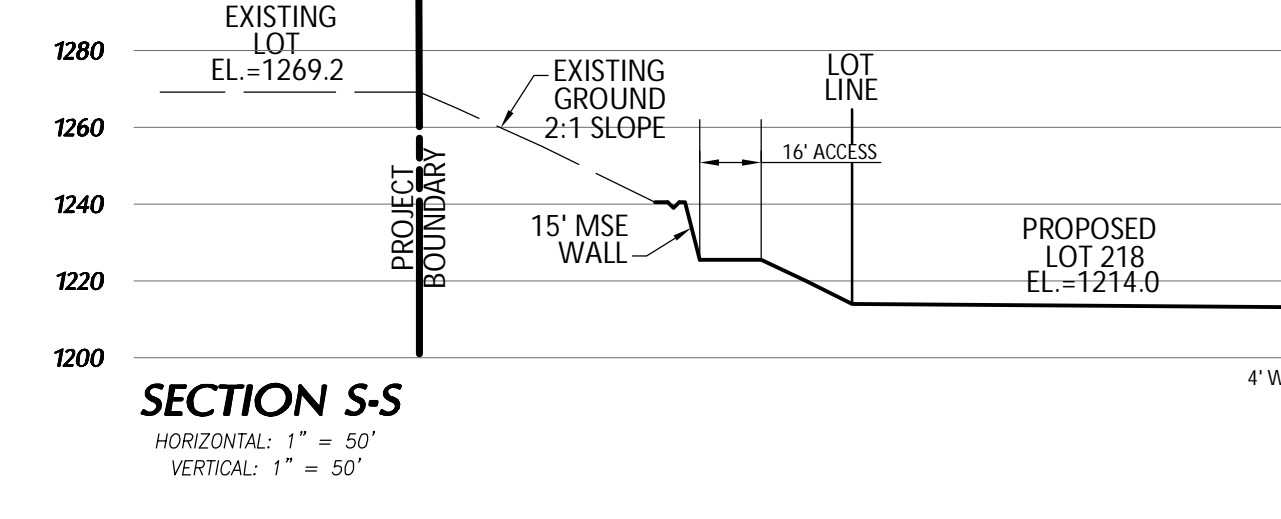
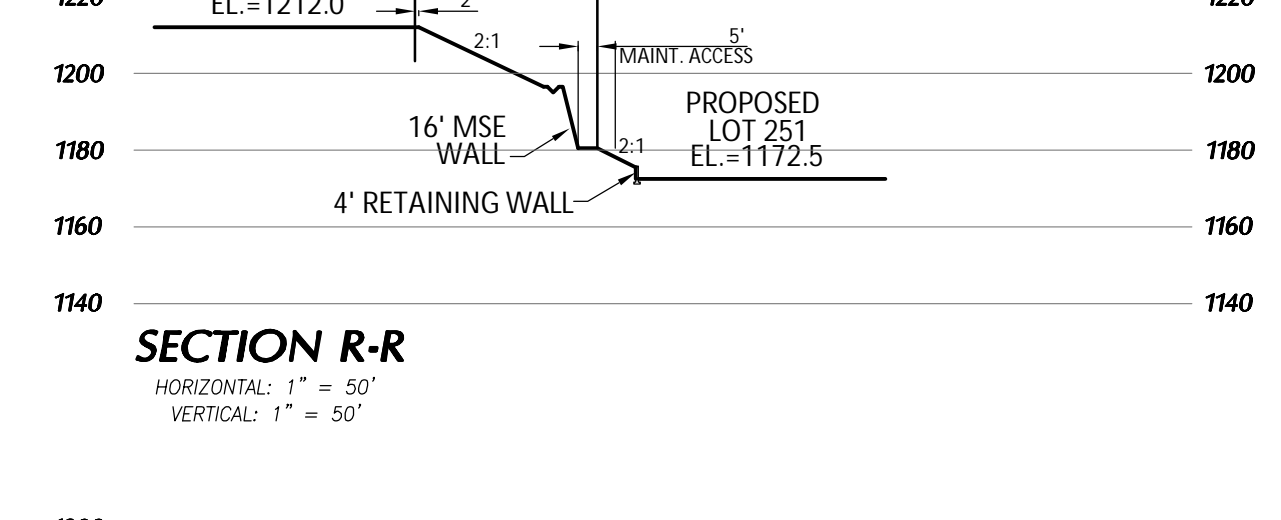
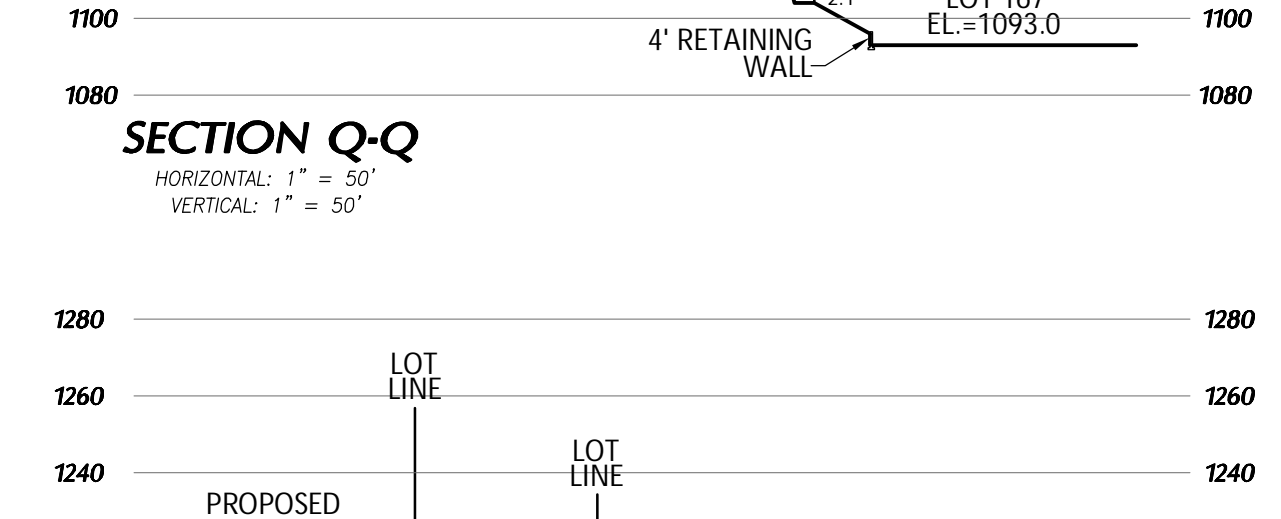
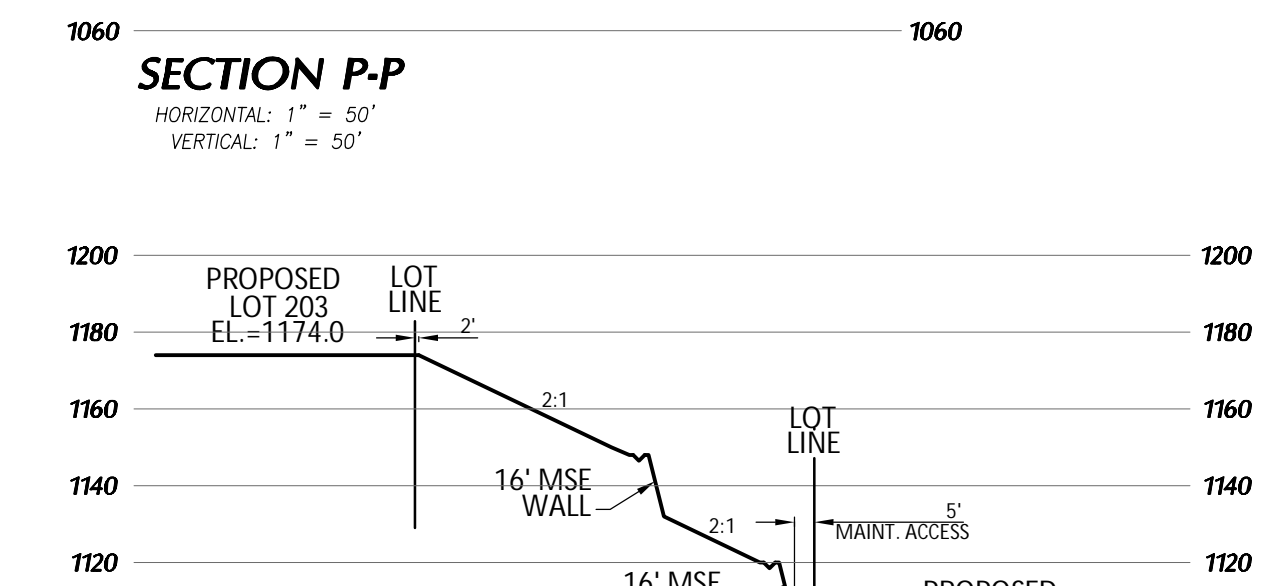
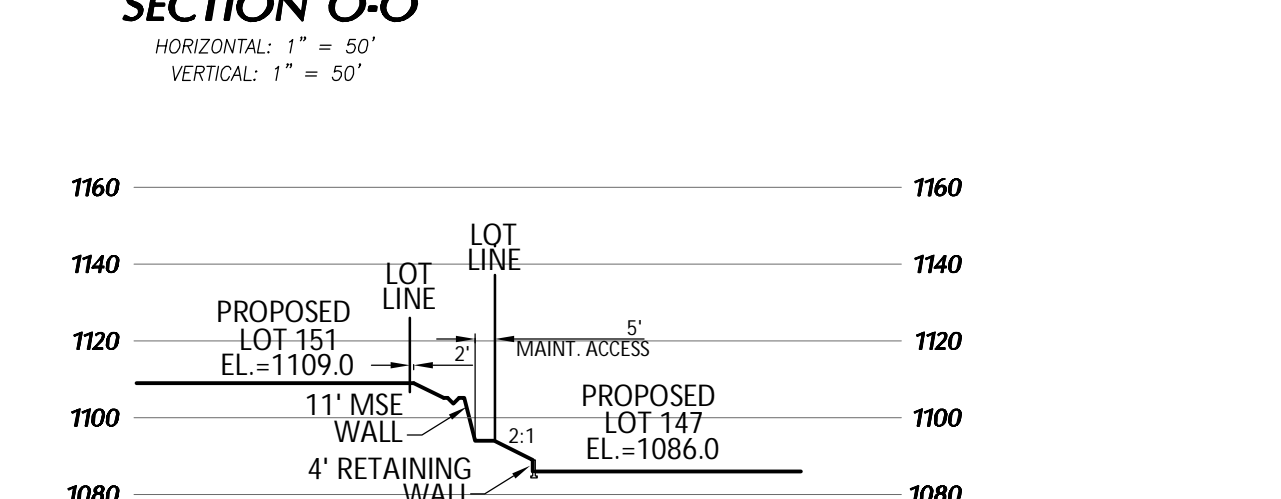
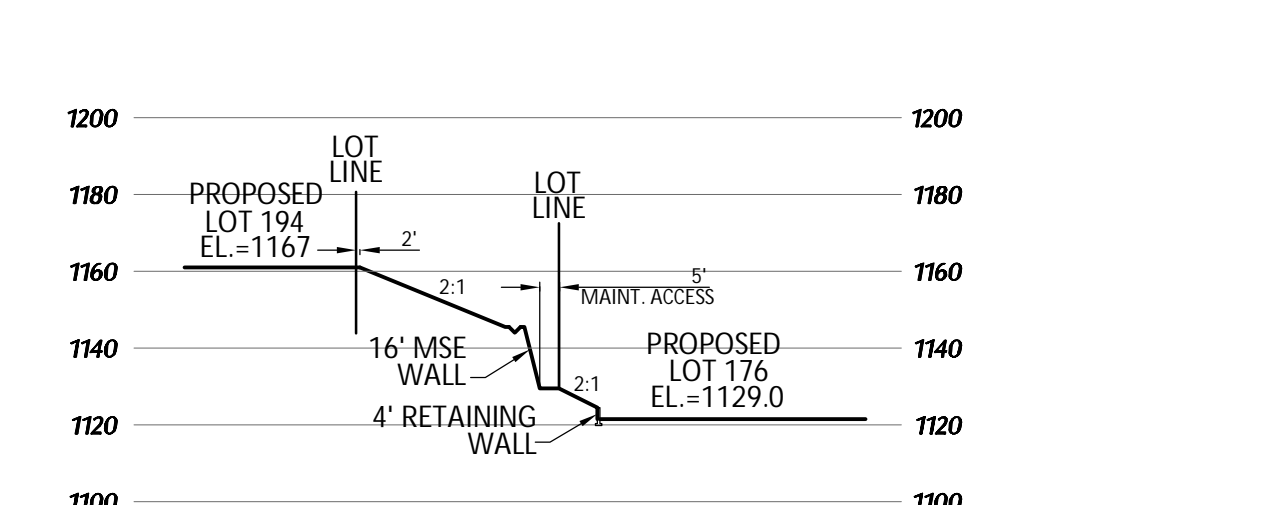
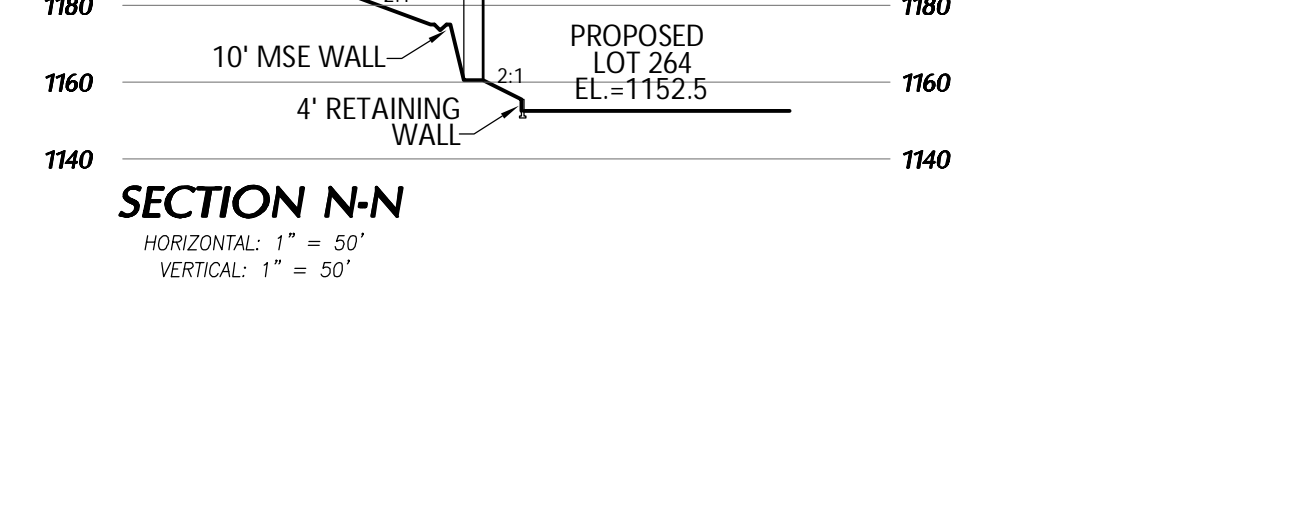
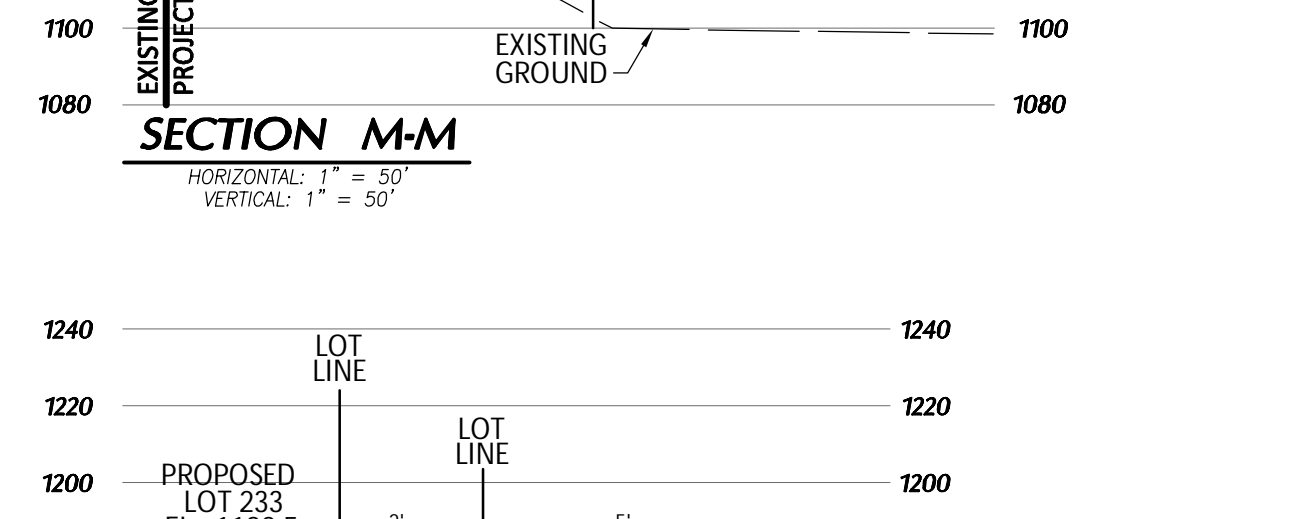
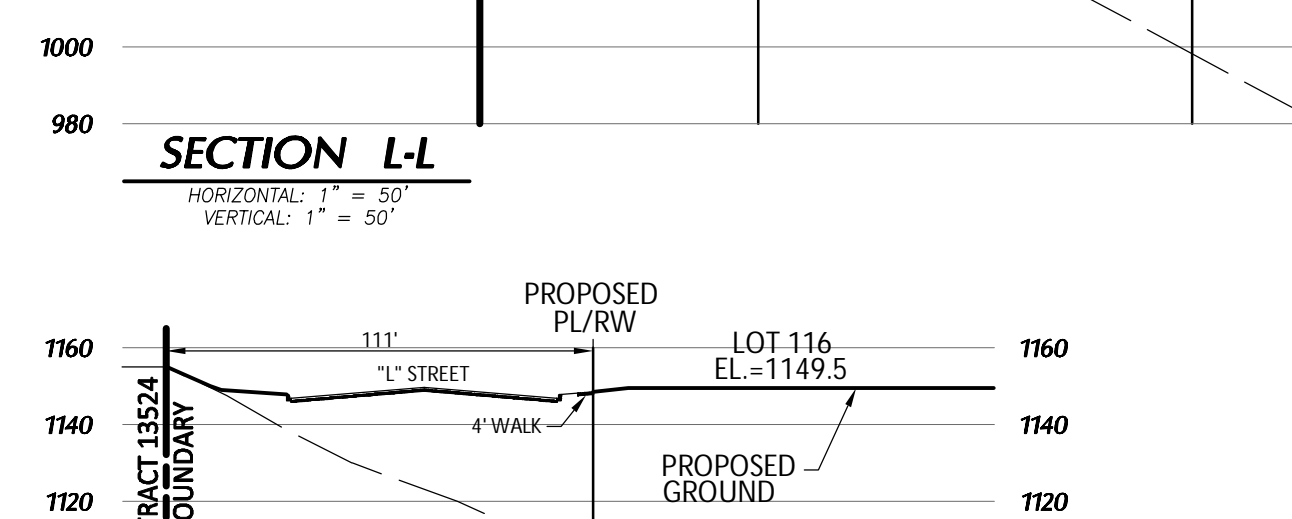
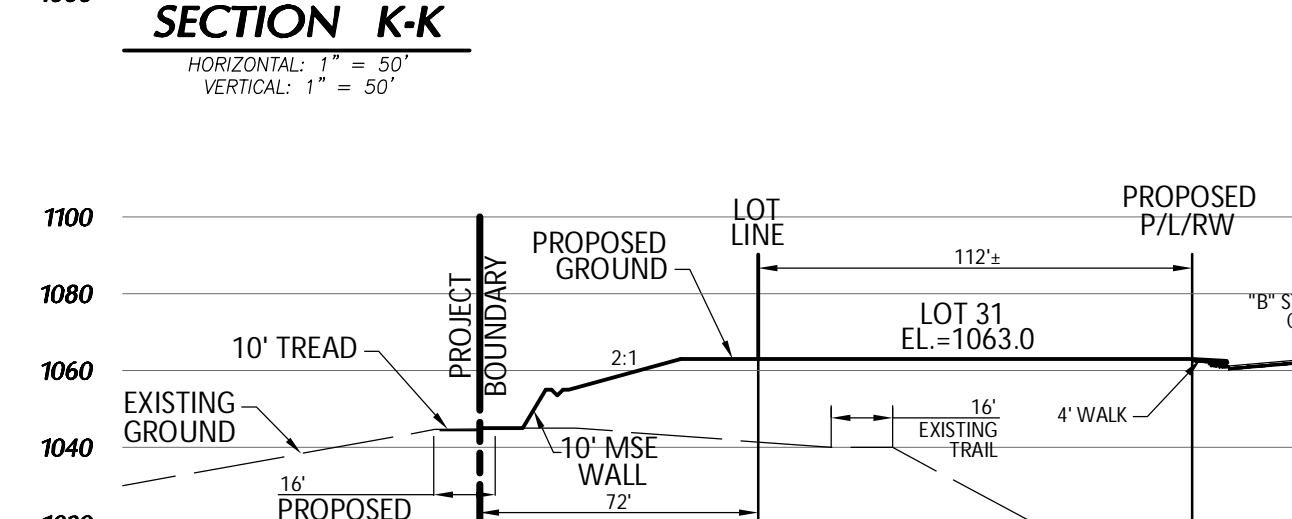
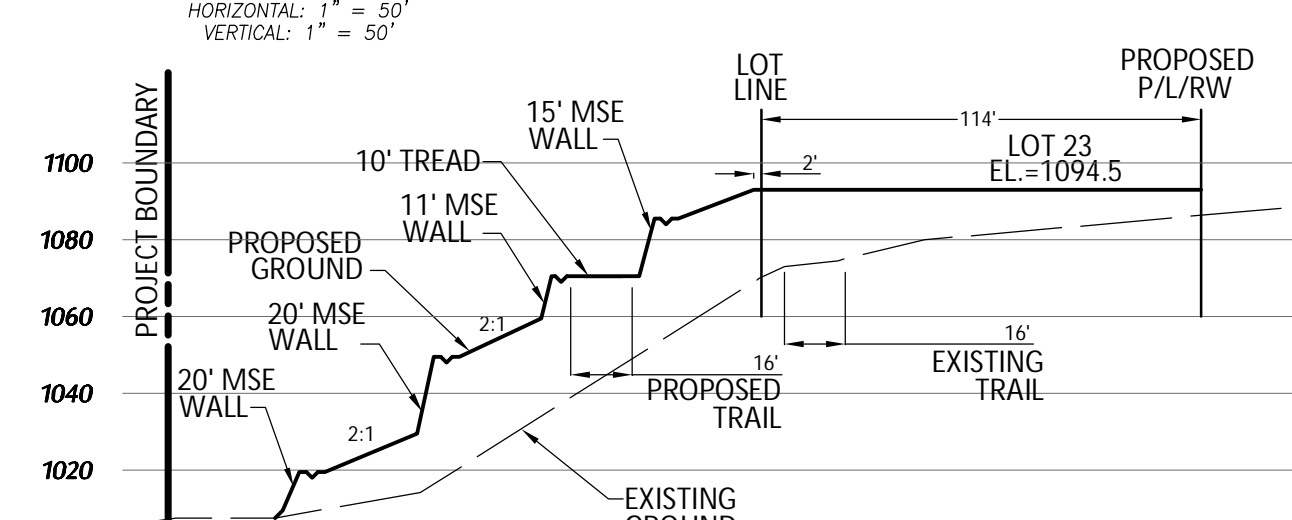
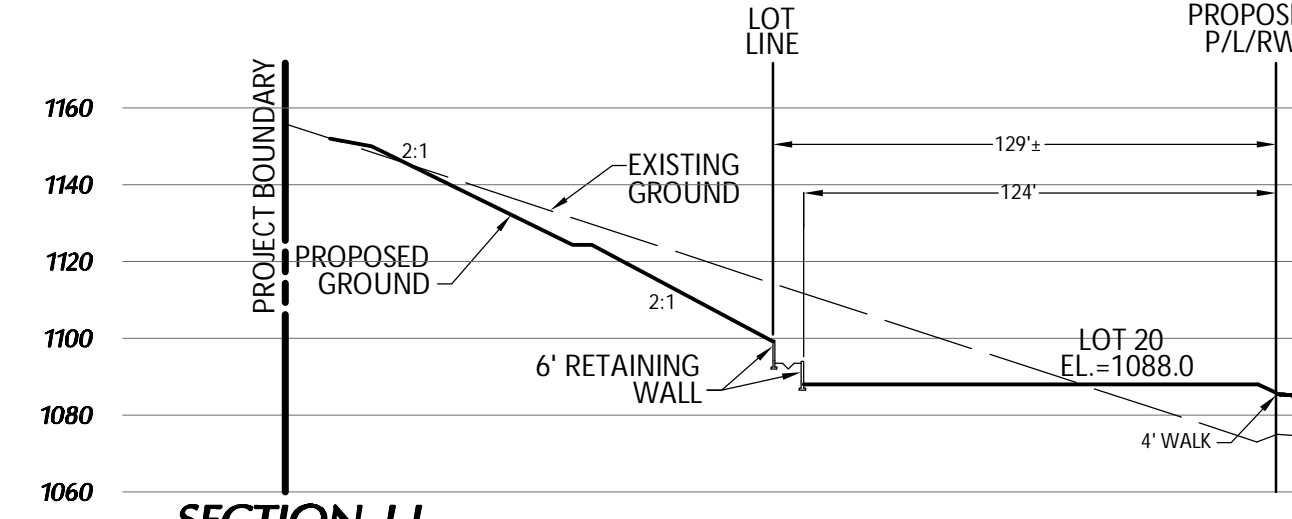
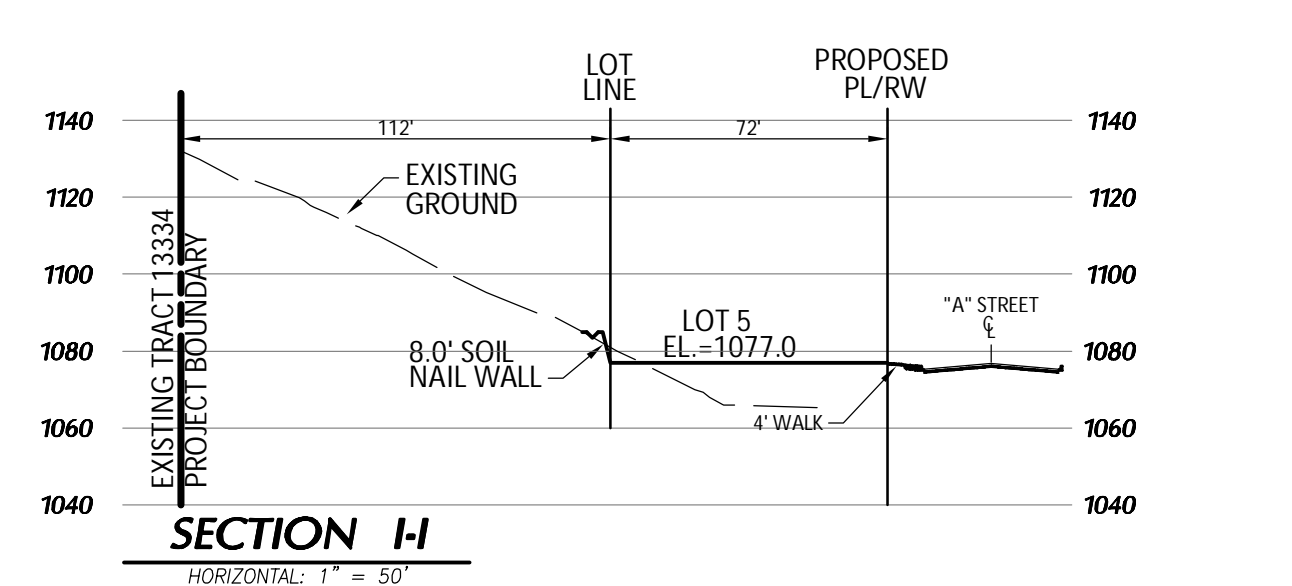
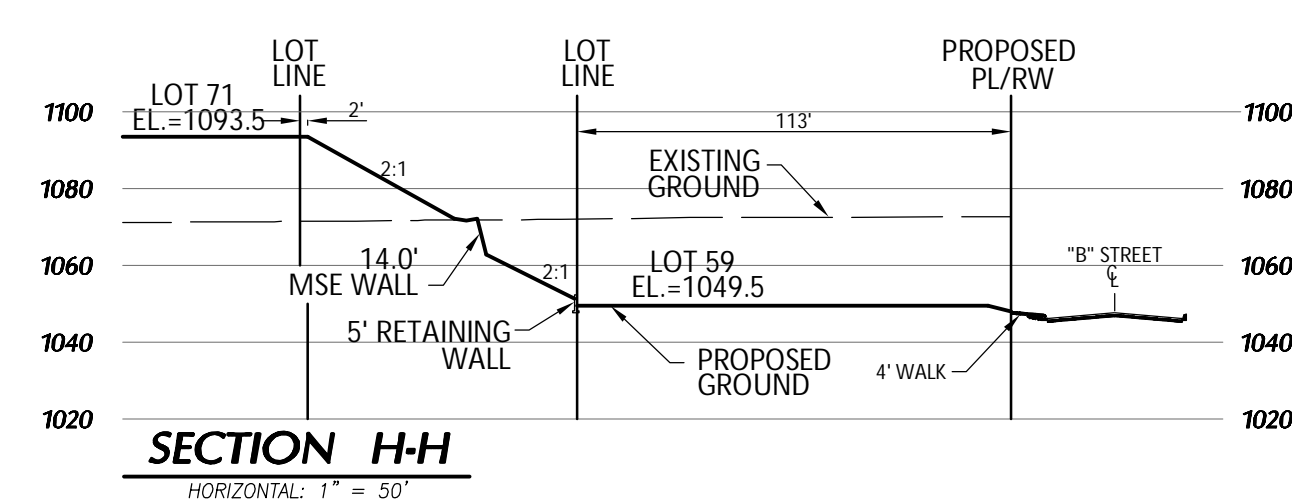
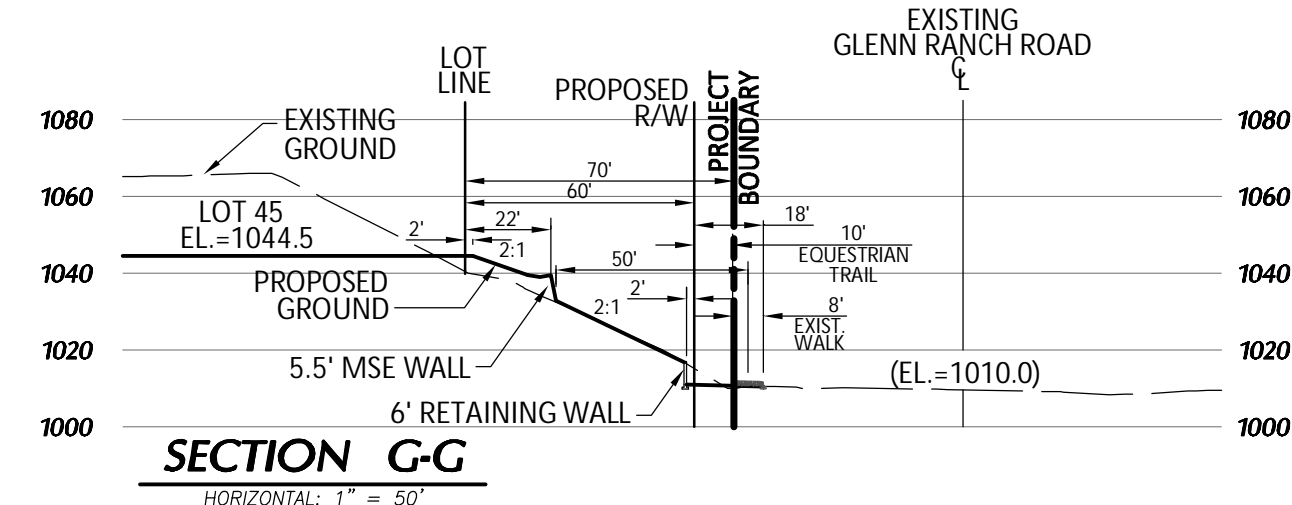
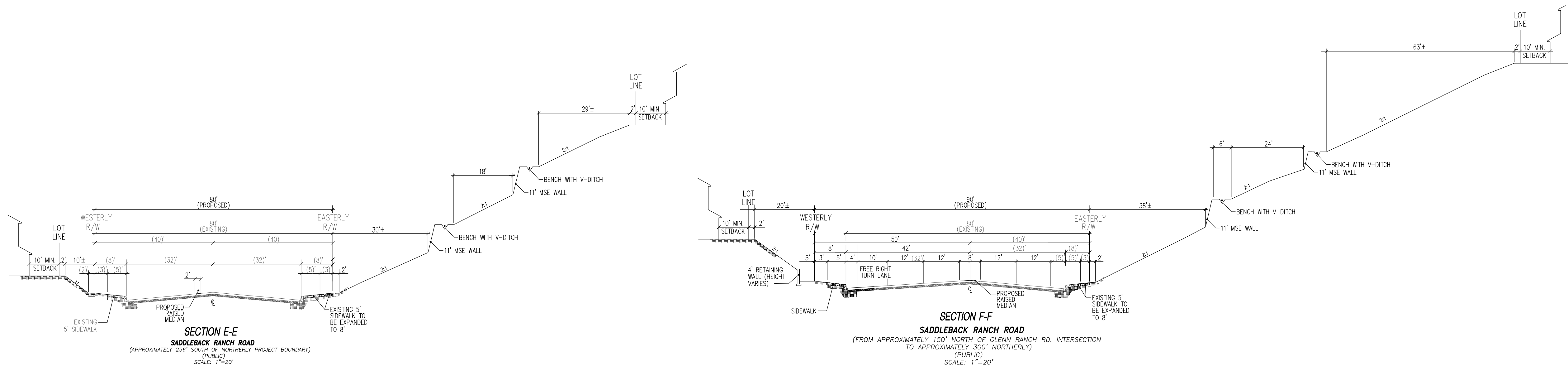


DATE 10/01/13
W.O. 3645-2
GROSS AREA 99.5 AC.±
CONTOUR INTERVAL 2'
TOTAL LOTS 308 NUMBERED
18 LETTERED

PREPARED FOR:
USA PORTOLA LLC
280 NEWPORT CENTER DRIVE
SUITE 240
NEWPORT BEACH, CA 92660

PREPARED BY:
H & A

**TENTATIVE TRACT
NO. 17300**



TYPICAL MSE DETAIL*
* CONCEPTUAL DETAIL. SHALL BE DESIGNED AND ENGINEERED BY OTHERS.

LEGEND

- GEOSYNTHETIC REINFORCEMENT
- H OVERALL WALL HEIGHT
- H' EXPOSED WALL HEIGHT
- Hm WALL EMBEDMENT
- FG FINISHED GRADE
- TW TOP OF WALL
- BW BOTTOM OF WALL

PREPARED FOR:
USA PORTOLA LLC
280 NEWPORT CENTER DRIVE
SUITE 240
NEWPORT BEACH, CA 92660

PREPARED BY:

H & A

HUNSAKER & ASSOCIATES
HUNSAKER & ASSOCIATES
PLANNING • ENGINEERING • SURVEYING
Three Hughes Irvine, CA 92618
PH (949) 583-0759 • FH (949) 583-1010

Sections & Profiles
TENTATIVE TRACT
MAP NO. 17300

SHEET 2 OF 2

MAP NO.	DATE	IDENTIFIER
17300	8/12/13	BY: LP
17300	09/13/13	BY: LP